

083.0

0002

0006.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

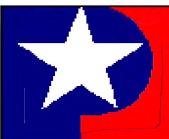
568,800 / 568,800

USE VALUE:

568,800 / 568,800

ASSESSED:

568,800 / 568,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		ALPINE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DUNN DANIEL	
Owner 2:	
Owner 3:	

Street 1: 58 ALPINE STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: CARNEY JOHN F/TRACY -	
Owner 2: -	

Street 1: 58 ALPINE ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1928, having primarily Vinyl Exterior and 1271 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	

Street	

Gas:	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
101		5000.000	189,700			379,100	568,800				51892
Total Card		0.115	189,700			379,100	568,800	Entered Lot Size			GIS Ref
Total Parcel		0.115	189,700			379,100	568,800	Total Land:			GIS Ref
Source:	Market Adj Cost			Total Value per SQ unit /Card:		447.45	/Parcel: 447.45	Land Unit Type:			Insp Date

10/19/18

USER DEFINED

Prior Id # 1: 51892

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT								Parcel ID	083.0-0002-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	189,700	0	5,000.	379,100	568,800		Year end	12/23/2021
2021	101	FV	176,300	0	5,000.	379,100	555,400		Year End Roll	12/10/2020
2020	101	FV	176,400	0	5,000.	379,100	555,500	555,500	Year End Roll	12/18/2019
2019	101	FV	169,200	0	5,000.	373,600	542,800	542,800	Year End Roll	1/3/2019
2018	101	FV	169,200	0	5,000.	287,000	456,200	456,200	Year End Roll	12/20/2017
2017	101	FV	169,200	0	5,000.	270,800	440,000	440,000	Year End Roll	1/3/2017
2016	101	FV	169,200	0	5,000.	249,100	418,300	418,300	Year End	1/4/2016
2015	101	FV	149,200	0	5,000.	232,800	382,000	382,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
CARNEY JOHN F/T	1361-121		11/3/2008		358,000	No	No				
CARNEY JOHN F &	1250-107		4/3/2002	Family		1	No	No			
COUTU RITA	1121-78		12/31/1993		187,000	No	No	Y			

BUILDING PERMITS												ACTIVITY INFORMATION			
												Date	Result	By	Name
7/7/2015 879 Renovate 40,000 7/7/2015 Kitchen and bath.												10/19/2018 MEAS&NOTICE	HS	Hanne S	
												10/13/2008 Meas/Inspect	189	PATRIOT	
												1/19/2000 Mailer Sent			
												1/19/2000 Measured	163	PATRIOT	
												10/1/1991	PM	Peter M	

Sign: VERIFICATION OF VISIT NOT DATA												
101	One Family	5000	Sq. Ft.	Site	0	70.	1.08	6	Topo	-5	379,050	379,100

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	2 - Bungalow			Full Bath:	1	Rating:	Average																
Sty Ht:	2 - 2 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																
Prime Wall:	4 - Vinyl			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid	Desc: Line 1	# Units	1												
Color:	BLUE			A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Frl:		Rating:		Other															
GENERAL INFORMATION				WSFlue:		Rating:		Upper															
Grade:	C - Average			CONDOS INFORMATION				Lvl 2															
Year Blt:	1928			Location:				Lvl 1															
Alt LUC:				Total Units:				Lower															
Jurisdct:				Floor:				Totals	RMS: 6	BRs: 2	Baths: 1	HB: 1											
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION																			
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%																
Prim Int Wal	2 - Plaster			Functional:			%																
Sec Int Wall:		%		Economic:			%																
Partition:	T - Typical			Special:			%																
Prim Floors:	3 - Hardwood			Override:			%																
Sec Floors:		%		Total:		31	%																
Bsmnt Flr:	12 - Concrete			CALC SUMMARY																			
Subfloor:				Basic \$ / SQ:	100.00																		
Bsmnt Gar:	1			Size Adj.:	1.35000002																		
Electric:	3 - Typical			Const Adj.:	0.98000199																		
Insulation:	2 - Typical			Adj \$ / SQ:	132.300																		
Int vs Ext:				Other Features:	71000																		
Heat Fuel:	2 - Gas			Grade Factor:	1.00																		
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100			LUC Factor:	1.00																		
Solar HW:	NO			Adj Total:	274991																		
% Com Wal				Depreciation:	85247																		
				Depreciated Total:	189744																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 083.0-0002-0006.0										IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc					
2	Frame Shed	D	Y	1	8X6	A	AV	1998		0.00	T	16.8	101										
More: N	Total Yard Items:											Total Special Features:					Total:						